



142 Coppice Road, Arnold – NG5 7GT

Guide Price **£300,000**

DavidJames
the estate agent



142 Coppice Road

Arnold, Nottingham

Beautifully-presented Victorian semi-detached home near Arnold's amenities! 2 reception rooms, modern kitchen, 3 beds, superb bathroom and an easy upkeep garden plus 2-vehicle parking and EV charging!

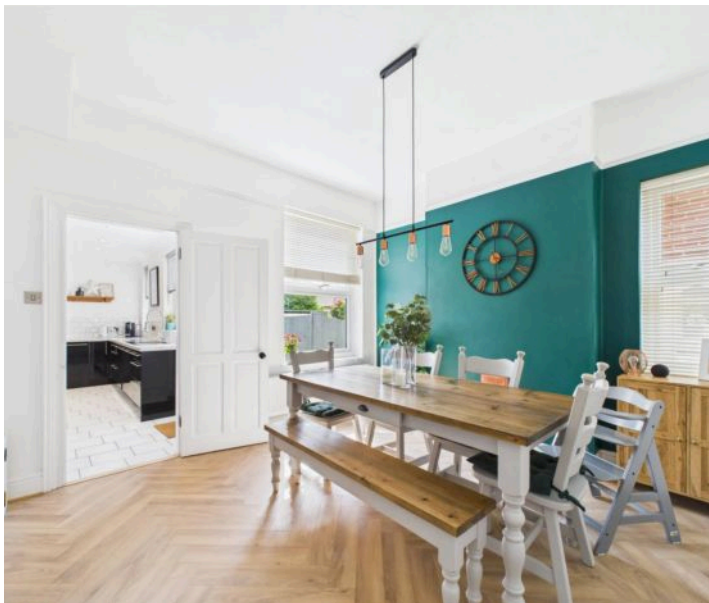
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Immaculately-presented Victorian semi-detached family home
- Within easy reach of Arnold's nearby amenities, popular local schools and frequent bus services
- Welcoming entrance hall with original flooring
- Bright and spacious lounge with a feature multi-fuel burner
- Separate versatile dining room with herringbone-style flooring
- Superb modern kitchen with a separate utility and downstairs WC
- Three well-proportioned first floor bedrooms
- Beautiful modern bathroom with a four-piece suite (including a large separate shower cubicle)
- Southerly-facing low maintenance garden with artificial lawn and a feature decked patio area
- Double-width driveway with EV charging









Floor -1



Floor 0

Approximate total area⁽¹⁾

108.6 m²

1170 ft²

Reduced headroom

6.1 m²

66 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



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